



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

US024G/MP 339 (NR-A & NR-A)
Town of Calhan

March 23, 2026

Kevin Kofford, PE (kevin.kofford@kimley-horn.com)
Kimley-Horn
2 North Nevada Avenue, Suite 900
Colorado Springs, CO 80903

RE: North Tree at Calhan

Kevin,

We are in receipt of a referral request for comments regarding the Traffic Impact Study (TIS) for North Tree at Calhan dated June 17, 2024. The development is anticipated to include 473 single-family detached residences and is located north of Calhan off US Highway 024G via Crystola Street. After review of the submitted TIS, we have the following comments:

Traffic

- The existing intersection also accommodates the East/West roadway, 8th Street, and is essentially a five-point intersection. The added traffic to this current configuration will cause significant safety and operational issues. The project will need to recommend an intersection solution that addresses the traffic volumes and roadway intersecting with US24.
- Minimum improvements required to be made to US24 (5th Street) and Crystola are:
 - o Eastbound left turn deceleration lane
 - o Westbound right turn deceleration lane
 - o Southbound right turn deceleration lane

Address the traffic comments above and resubmit documents as necessary.

Access

- Section 1.4(1) (Implementation) of the State Highway Access Code states in part that no person shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinate with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- CDOT Access Permits are required for this development for each state highway connection, even if indirectly via local roadways.
- The Developer shall coordinate with the Town of Calhan to determine Permittee/Applicant requirements for the Access Applications.

Additionally:

- On-premises and off-premises signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to



outdoor advertising. Please contact Gabe Martinez at 719-251-7830 for any questions regarding advertising devices.

- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information about obtaining a utility permit can also be obtained by contacting Mr. Martinez.

Please contact me at 719-248-0318 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Manager

Cc: Jeff Liljegren, HR Green (Town of Calhan Representative) (jeff.liljegren@hrgreen.com)
Jeff Planck, Kimley-Horn (jeff.planck@kimley-horn.com)
Lancaster/file

